



# Buckingham Town Council

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Town Clerk: Claire Molyneux

Wednesday, 11 June 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 16<sup>th</sup> June 2025, following an Interim Full Council meeting at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIIdSlfcZC9Q/>

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

### 3. Minutes

To agree the minutes of the Planning Committee Meeting held on 19<sup>th</sup> May 2025.

[Copy previously circulated](#)

### 4. Planning applications

Additional information provided by the Planning Clerk.

[PL/34/25](#)



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

1. 25/00519/APP      Flat 1, 12 Bridge Street, MK18 1AF  
Householder application for construction of external staircase and door to side elevation.  
*Medori*
2. 25/01388/CPE      Manor Farm House, Moreton Road, MK18 1PP  
Certificate of Lawfulness for existing use – siting of a single mobile caravan.  
*Spowart*

*The following applications may be considered together:*

3. 25/01499/AAD      Old Market House 36 - 37 High Street MK18 1NU  
Display of logos/signs on the front and side walls plus planters (retrospective).
4. 25/01500/ALB      Listed building application for logos/signs on the front and side walls plus planters (retrospective).  
*Calik*
5. 25/01537/VRC      36 Chandos Road, MK18 1AP  
Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities).  
*Olatunde*

**Works to trees, for information only, as circulated separately.**

6. 25/01471/ATC      Trolley Hall, Castle Street, MK18 1BP  
Crown reduce sycamore by 2-3m.  
*Trody*
7. 25/01506/ATC      Hamilton House West Street MK18 1HL  
Section of Cypress trees, rear corner of building –  
T1 - Nearest split stem Cypress: Remove to near ground level This tree is within the line of trees (TG1), it's the split-stem Cypress on the end near the property.  
Reason for work: For safety due to possible failure in high winds.  
TG1 - Remaining group of trees: Reduce in height by approximately 60% (10-11m). Trim both sides hard back to compact form.  
Reason for work: To get the trees back to manageable height and size to then be easier to maintain going forward. It will open up the area as well to allow more light through and the area will be tidy and not overgrown as it is now. Before Height - 18.5m After Height - 7.4m.  
*Chadwick*

8. 25/01548/ATP Bin Store 7 - 16 Waglands Garden MK18 1EA  
T1 - Oak tree - Prune the canopy away from 4 Waglands Garden by 2m. The canopy is close to the property and overbearing when in leaf.  
T2 - Yew tree - Prune away from the highway by 1-1.5m. The canopy is overhanging the road.  
T3 - Lawsons Cypress - Remove the leaning branch over the road. High winds have caused one branch to lean over the road, it needs to be removed. All proposed work will be inline with BS3998.  
*Prior*

## 5. Planning decisions

5.1 To receive for information details of planning decisions made by Buckinghamshire Council.

### Approved

Application	Site address	Proposal	BTC response
25/00392/APP 25/00393/ALB	9 Market Square	Removal of curved bay windows and replacement with simplified windows	No objections (subj. HBO)
25/00750/APP	28 Willow Drive	S/st. rear extension & 1 <sup>st</sup> floor side extension over garage	No objections
25/00924/APP	5 Akister Close	Garage conv. & s/st. rear extension	No objections
25/01126/APP	24 London Road	Single & 2-st. rear ext'n, front porch ext'n; rear dormer & raising of roof	Oppose
25/01127/APP	20 Hubbard Close	S/st. side and rear extension	No objections

### Withdrawn

Application	Site address	Proposal	BTC response
24/01927/ADP	Osier Way	Infrastructure details inc. roads, open space, drainage etc	Oppose

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
25/00205/ATP	Maids Moreton Avenue	Crown lift/crown reduce trees behind 4 Woodlands Close to give clearance	Oppose (not enough info.)

### Withdrawn

Application	Site address	Proposal	BTC response
25/01225/CPL	6 Rogers Lane	Cert, Lawfulness to move garden wall out to boundary & insert gate	No comments made

### 5.2 Planning Inspectorate

A Fast-Track Householder Appeal has been lodged against the refusal of  
**25/00327/APP** 28a Deerfield Close, MK18 7ET  
Householder application for construction of two storey side and rear extension

No further comments can be submitted for a FTHA appeal, but any comments can be withdrawn before 3<sup>rd</sup> July so they are not considered by the Inspector.  
Members responded 'No Objections' to the application at the 24<sup>th</sup> March meeting.

## 6. Action reports

### 6.1 Regular Actions update

Minute (filing date)	File application responses	
31/25  20/5/25	7 via Parish Channel 2 via comments button (Trees) 1 via comments button (CPL)	All filed on time.

## 7. Chair's announcements – for information only

## 8. Date of the next meeting: Monday 14<sup>th</sup> July 2025

### To Planning Committee:

Cllr. T. Allen                      Vice Chair  
Cllr. F. Davies                  Town Mayor  
Cllr. L. Draper  
Cllr. J. Harvey  
Cllr. H. Haydock  
Cllr. A. Mahi

Cllr. J. Mordue                  Chair  
Cllr. L. O'Donoghue  
Cllr. R. Stuchbury  
Cllr. M. Try  
Buckingham Society      Co-opted Member

## BUCKINGHAM TOWN COUNCIL

## PLANNING COMMITTEE

MONDAY 16<sup>th</sup> JUNE 2025

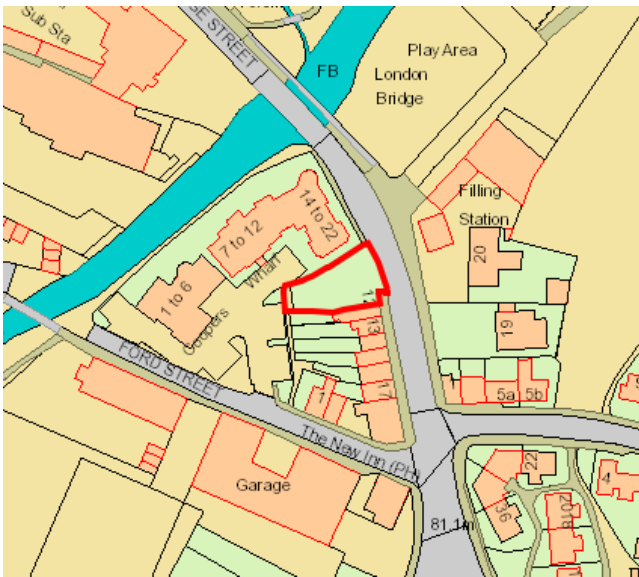
## Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

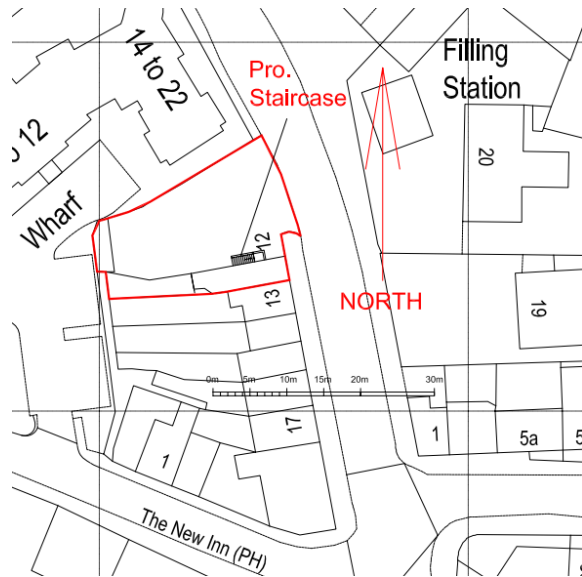
1. **25/00519/APP**

Flat 1, 12 Bridge Street, MK18 1AF

Householder application for construction of external staircase and door to side elevation

*Medori*

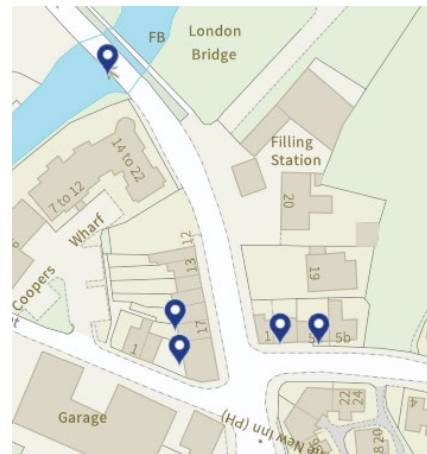
Location plan



Site plan



No 12 Bridge Street &amp; parking area (4/6/25)

Nearby Listed Buildings  
(Nos 13-17 Bridge St. are listed as one)

Site is in Flood Zone 2

Members should note that the application number is not an error: the application was received by Bucks on 24<sup>th</sup> February, but not validated until 22<sup>nd</sup> May after the FRA and Heritage Statement were added to the document list. However it was not officially notified to the Town Council until 3<sup>rd</sup> June.

The site is at the northern end of the terrace on the west side of Bridge Street south of the river between the New Inn and Coopers Wharf. Originally six houses for the employees of the gasworks, they are in two groups of three, stepped down the slope. All six (Nos 12-17) were Listed in 1973, but the current Official

Listing now only has Nos 13-17, so it may be that No 12 was de-Listed when it became a shop. The site is in the Conservation Area. The site boundary includes the open area to the side of the terrace and directly opposite Gandertons' forecourt, which has recently been levelled and surfaced with slate chippings. Access to this area is just outside the pedestrian crossing zigzags.

The building has three floors above a basement; the hairdressers is on the ground floor with staff facilities in the basement, and the two floors above are a 2-bedroomed flat. There is an internal stairwell serving all floors.

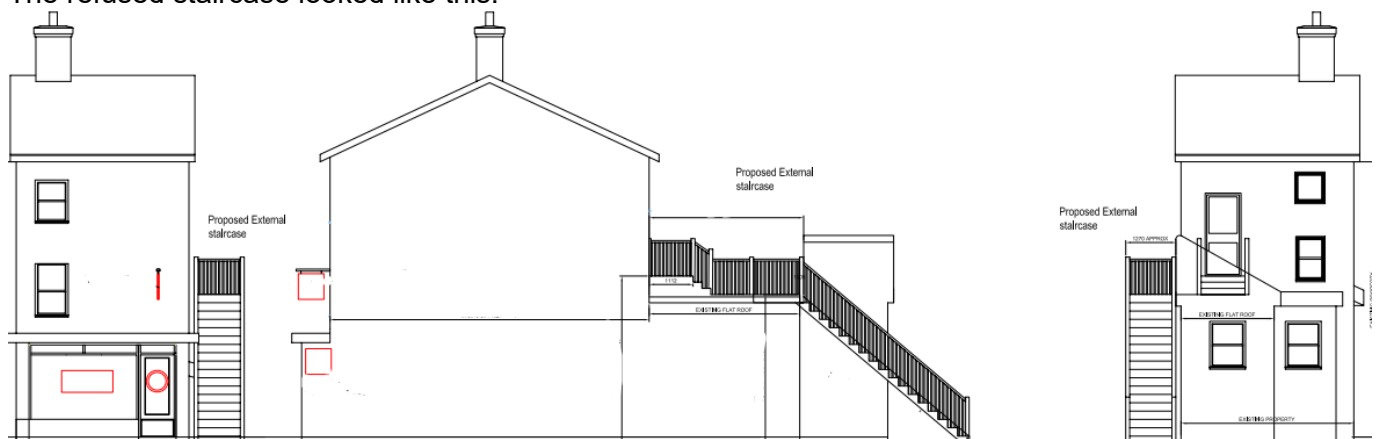
Last year an application (24/01443/APP) to install a two-section metal staircase from the flat's kitchen on the second floor to the ground level parking area was made and refused (Members had No Objection, meeting 15/7/24, adding the comment "*Members would have liked to see more detail of the staircase as it was going to be visible in the street scene in the Conservation Area, and on a principal entrance to the town centre*"). A new doorway (timber & uPVC) was to be made in the rear wall of the kitchen, with a few steps giving onto the flat roof of the ground floor rear room of the salon, and a separate flight would run from this roof alongside the existing building to the ground. The rear of this flight would have been visible from Bridge Street.

The officer's reasons for refusal were

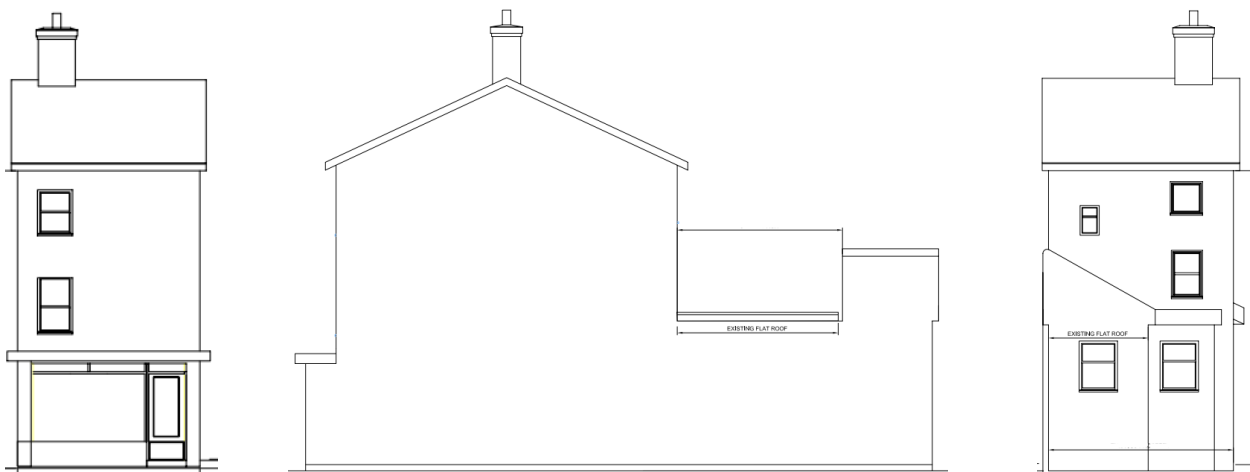
1 The application site falls within Buckingham Conservation Area and the setting of a number of nearby Grade II listed buildings, namely 13-17 Bridge Street. The proposal, by virtue of its industrial design and highly visible location within the street-scene and from the rear of the listed buildings, would result in an uncharacteristic, prominent and alien feature, negatively impacting the setting of the listed buildings and the character of Buckingham Conservation Area. No Heritage Statement has been submitted to support the application, in direct conflict with paragraph 200 of the National Planning Policy Framework (2023). .... There are no public benefits of the scheme that would outweigh the harm identified to the designated heritage assets. As such, the proposal is contrary to policy BE1 of the Vale of Aylesbury Local Plan (2021), and the National Planning Policy Framework (2023) at section 16.

2 The application property is prominent and highly visible within the street-scene due to its location and orientation on Bridge Street, with the elevation to host the proposed development especially visible given the large, open gap between No.12 and No.14 Bridge Street. *[I think the officer meant Coopers Wharf whose Bridge Street-facing block houses flats 14-22]*. The proposal would introduce a dominant and strident feature to what is currently a reasonably blank, uncluttered elevation. The proposed staircase would represent a large addition to the side of the property and its steel railings with black coating would be stark against the cream-coloured render. Its industrial appearance would clash with the predominantly residential setting and would result in harm to the character and appearance of the application property and the wider area. As such, the proposed development is contrary to policy BE2 of the Vale of Aylesbury Local Plan (2021), the National Design Guide (2021) at chapters C1 and C2, and the National Planning Policy Framework (2023) at section 12

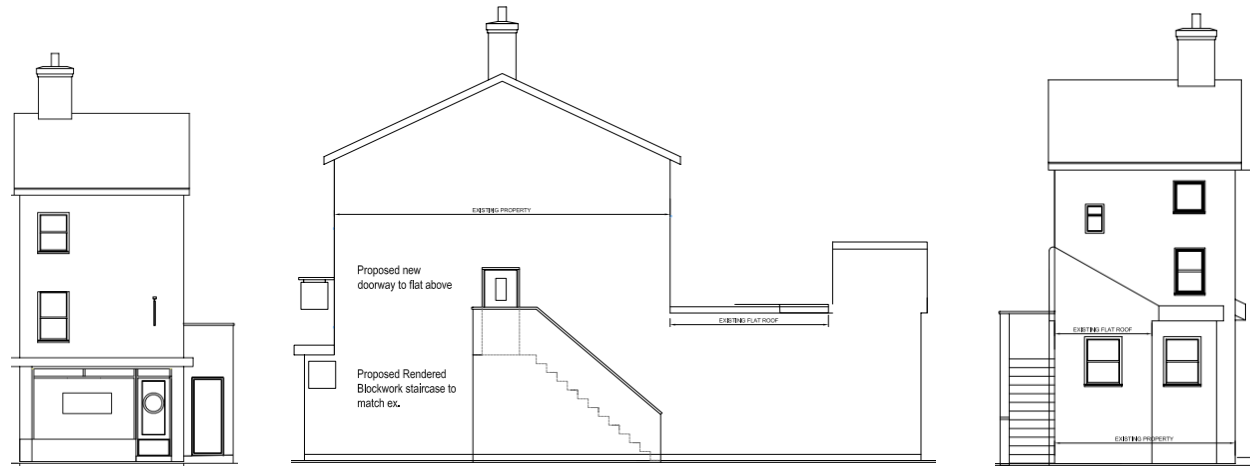
The refused staircase looked like this:



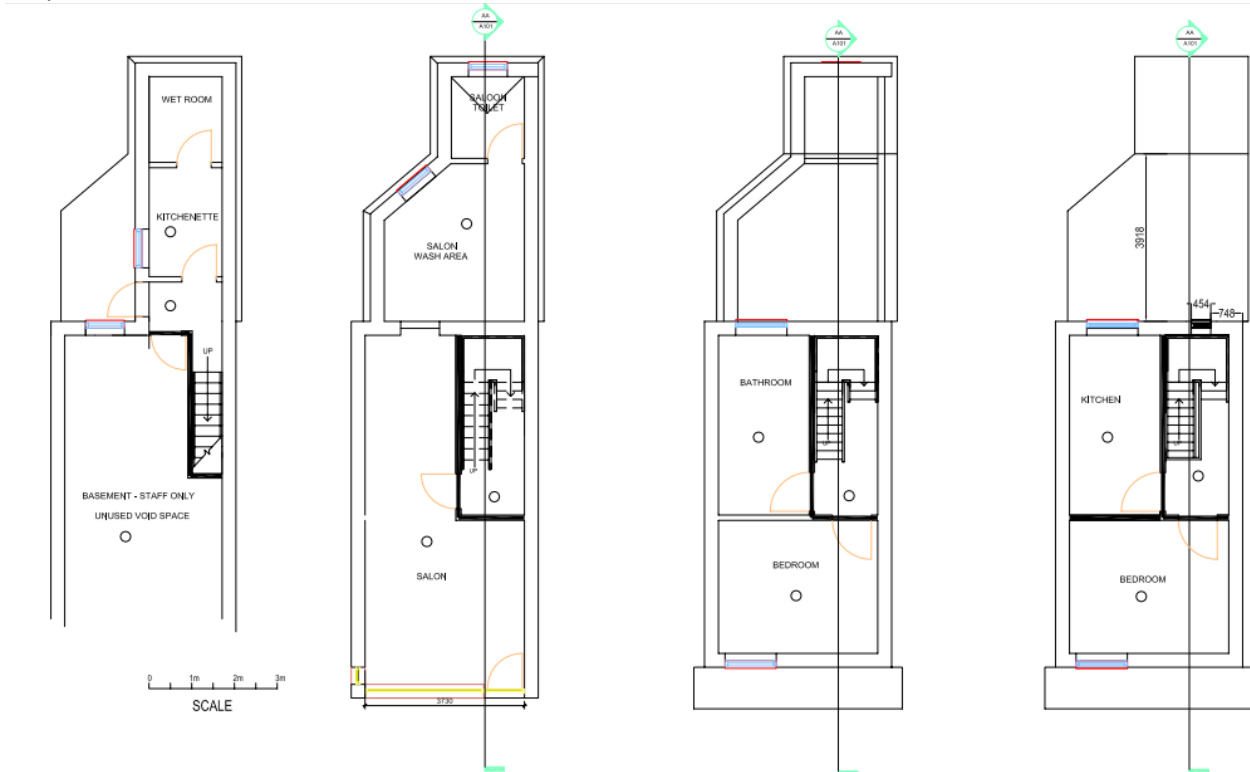
The new application sites the staircase on the side, rather than at the rear, with a single flight of steps to a door at first floor level to the landing of the existing internal staircase. It is a walled structure, rather than the black metal open stair previously proposed, and will be rendered to match the building so that it is less prominent in the street scene. There will be an under-stair storeroom, with a door facing Bridge Street. It will not be visible from the Listed Buildings.



Existing front side & rear views



Proposed front side & rear views

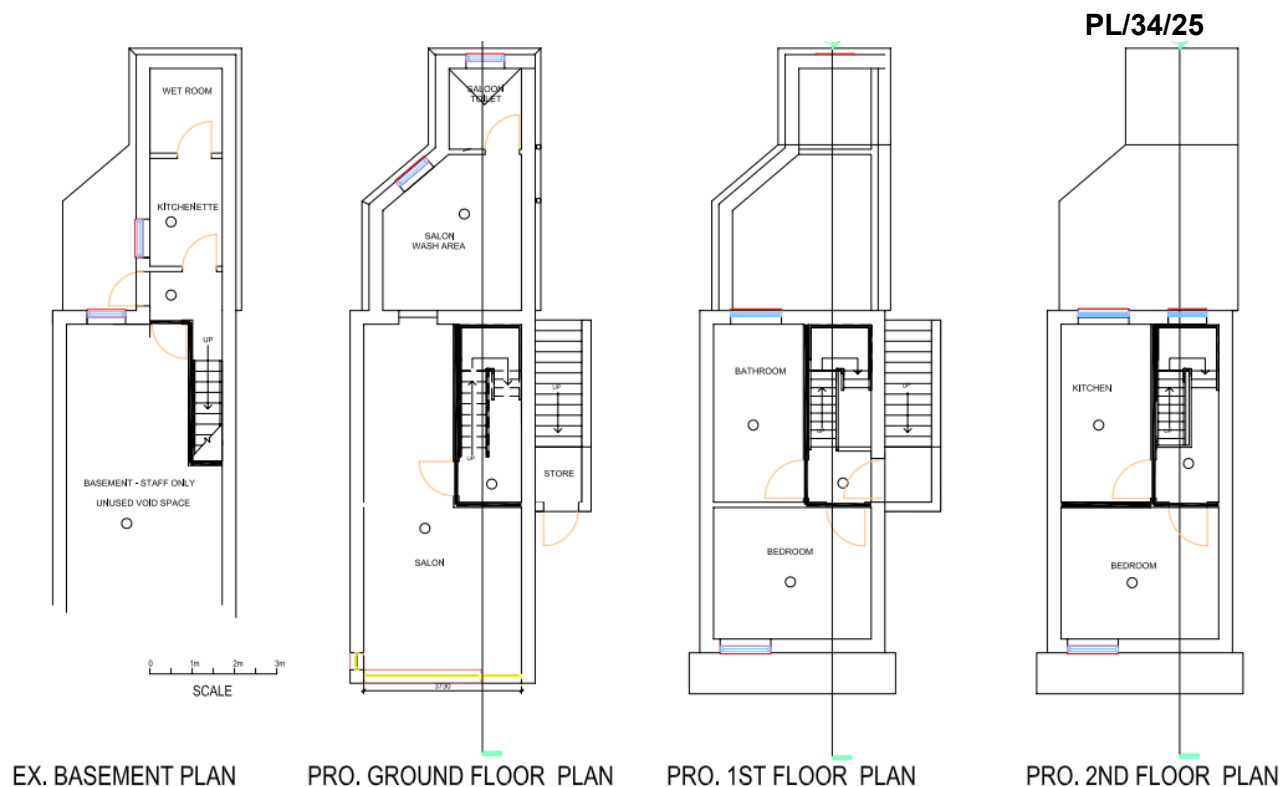


EX. BASEMENT PLAN

EX. GROUND FLOOR PLAN

EX. 1ST FLOOR PLAN

EX. 2ND FLOOR PLAN



A Heritage Statement has been submitted, dated April 2025, which partly explains the delay in processing the application.

A comprehensive Flood Risk Assessment has also been submitted, which is identical to last year's – the drawings in Appendix B are of the 2024 proposal.

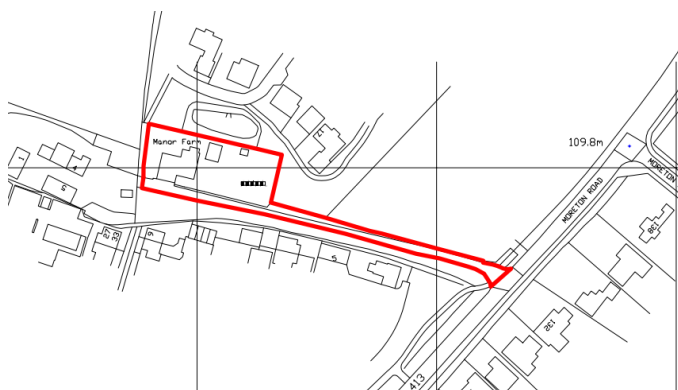
Planning History (note that the Related Cases section on the website for this application contains no applications other than the current one)

1	80/01321/AV	EXTENSION TO HAIRDRESSING SALON	APPROV
2	82/00346/AV	DISPLAY OF SHOP SIGN	REFUSE
3	98/00846/APP	Extension to rear of shop	Approved
4	22/00348/ATC	G1- Self set Sycamore & Cherry Group. Previously coppiced, self set trees growing from rubble, close to road. 3 trees over 12.5cm DBH. Remove trees to tidy area and allow removal of rubble/waste	Approved
5	24/01443/APP	Erection of an external staircase and doorway at the side and rear of the property to flat 1	Refused
6	24/01444/AAD	Display of 2no. square signage to front and side. 1No. Fascia signage. Replacement of window signage.	Approved
7	25/00519/APP	Householder application for construction of external staircase and door to side elevation	Pending consideration

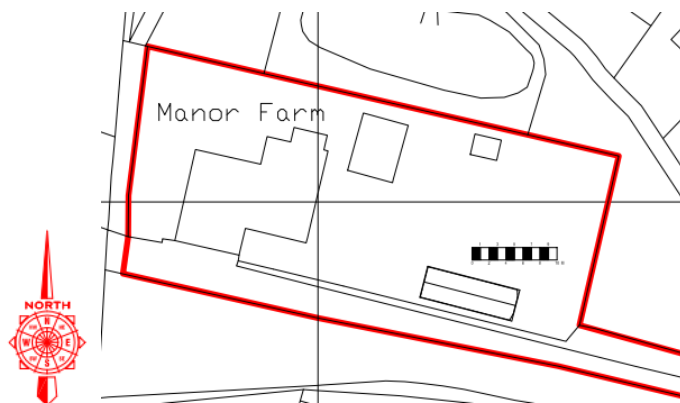


## 2. 25/01388/CPE

Manor Farm House, Moreton Road, MK18 1PP

Certificate of Lawfulness for existing use – siting of a single mobile caravan  
*Spowart*

Location plan



Block plan; caravan marked between lane and scale bar



The caravan as installed.

↑51 Whitehead Way just visible at the left

The carparking at the farmhouse at the right↑

**A** – Moreton Road Phase II (Rogers Lane)**B** – Attenuation pond**C** – Park Manor Farm House**D** – Moreton Road Phase I (Whitehead Way)**E** – Park Manor Industries

The site is Park Manor Farm west of the Moreton Road (not to be confused with Manor Farm on Bourton Road). Its access lane lies between Moreton Road Phase I and Moreton Road Phase II and also serves a small industrial area (Park Manor Industries) to the west of the public footpath 33 which runs roughly north-south along the western edge of the rugby field and Phase II and through Phase I to the main road. To the east of the Farmhouse and its garden is the large play area for the Moreton Road housing.

The proposal is to have permission granted for the mobile home/caravan already installed adjacent to the fence along the lane. This is for the use of an elderly member of the farmhouse residents' family, to give a measure of independence while enabling care and support.

A very detailed Planning Statement shows compliance with appropriate clauses of the Caravan Sites Act 1968 in the matters of size, mobility and use, supported by case law. The caravan will keep its wheels and have its chassis supported on blocks, so will remain able to be moved. Utilities will be connected to those of the farmhouse, and no separate postal address will be sought.

## Property history

1	06/03185/APP	Erection of two storey detached dwelling	Refused
2	08/02061/APP	Single storey rear extension to form conservatory and family room	Approved
2a	09/01106/APP	Single storey rear extension (amendment to 08/02061/APP)	Approved

3	09/01878/APP	Change of use of extension to dwelling to create Children's Day Nursery	Approved
4	12/02406/APP	Erection of detached two storey dwelling	Withdrawn
5	13/00440/APP	Continued use of building as mixed use as Children's Day Nursery and dwelling	Approved
6	17/01157/APP	Retrospective application for change of use from Children's day nursery to two flats and garage to annex	Approved
6	24/01847/APP	Householder application for erection of car port/garden store	Approved
7	25/01388/CPE	Certificate of Lawfulness for existing use siting of a single mobile caravan	Pending Consideration

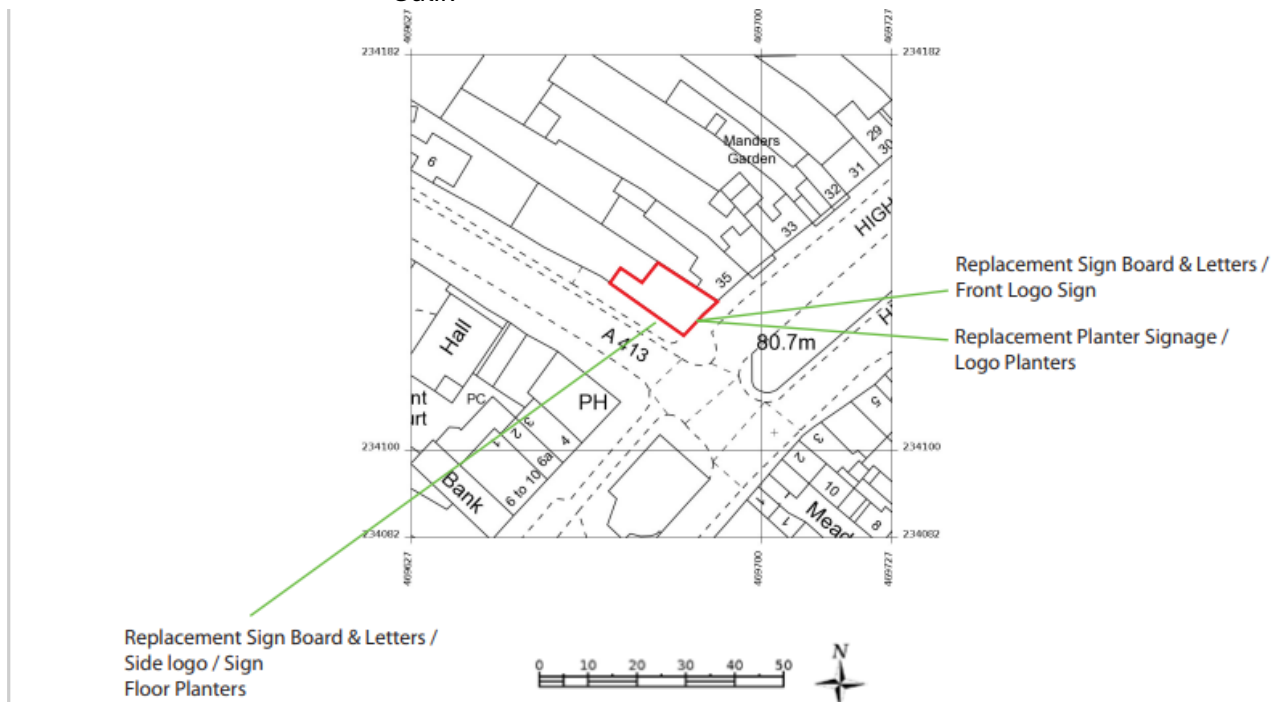
*The following applications may be considered together:*

3. **25/01499/AAD**  
4. **25/01500/ALB**

Old Market House 36 - 37 High Street MK18 1NU

Display of logos/signs on the front and side walls plus planters (retrospective)  
Listed building application for logos/signs on the front and side walls plus  
planters (retrospective)

*Calik*



### Location plan with signage sites

For Members' information these two applications were received by Buckinghamshire Council on the same day, 1<sup>st</sup> May, but the ALB was validated on 15<sup>th</sup> May with response date 12<sup>th</sup> June while the AAD was not validated until 4<sup>th</sup> June with response date 2<sup>nd</sup> July. Only the drawing labels have been altered from last year's applications to reflect the change of materials, the written documents are identical, with the no-longer-valid wording.

An extension of response time for the ALB application has been granted.



(Photo taken August 2024 for previous application)



Adjacent Listed Buildings

The site is the mediaeval timbered building on the corner of High Street and Moreton Road. It is Grade II Listed and in the Conservation Area. Last year it changed ownership (but remained a restaurant) and retrospective change of signage applications were reviewed by this Committee on 23<sup>rd</sup> September 2024. Members responded 'No objections' to both applications.

The new signage largely used the existing fittings but with applied vinyl lettering on a di-bond panel which the Heritage Officer deemed unacceptable and having a negative effect on the Listed Building and the surrounding heritage assets and the applications were refused.

This proposal has the same wording and colouring as before (gold lettering and silver lines on a black background) but in signwriting painted direct onto the restored wooden panels.



Centre panel



window box panels





Moreton Road elevation



For information, on the drawings “Front” means the High Street elevation, “Side” means the Moreton Road elevation, even though the principal entrance has been on the Moreton Road side since 2007.

Members may like to note that the fluorescent lighting reported to Enforcement in February (case no.NC/25/00054/LB) does not feature in these applications.



#### Property history (signage only)

1	07/03384/ALB	Erection of 2 fascia signs and No.1 internally illuminated wall	Approved
2	07/03385/AAD	mounted menu box	
3	19/01433/AAD	To upgrade the existing external signage to new Prezzo guidelines	Approved
4	19/01434/ALB		
5	19/03014/ALB	Listed building application for front / side logo sign and 2no planters (retrospective)	LB consent
6	24/02183/ALB	Display of 1no. front logo sign, 2no. logo planters, 2no. floor planters	Refused
7	24/02185/AAD	and 1 side logo/sign (Retrospective)	
8	25/01499/AAD	Listed building application for logos / signs on the front and side	Pending consideration
9	25/01500/ALB	walls plus planters (retrospective)	

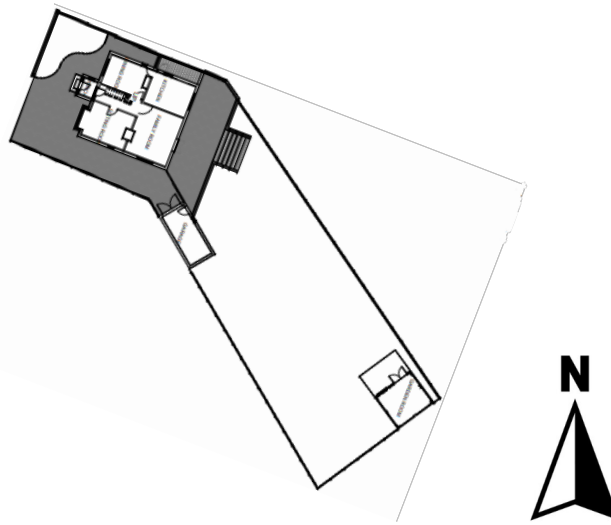
## 5. 25/001537/VRC

36 Chandos Road, MK18 1AP

Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities at 36 Chandos Road) Olatunde



Location plan



Site plan (rotated to match the location plan)



Nos 37 – 36 – 35 Chandos Road & the school fence  
All three houses are let.



The house and garage (4/6/25)

The site is the middle house of the three on the east side of Chandos Road, between Sainsbury's and the George Grenville Academy. It was built as a double-fronted 4-bed detached house with a large front porch, and a square bay window to the right of it; the porch and bay have tiled sloping roofs. There is a large rear garden set at an angle to the house, with a garden building at the far end, and a detached garage at an angle to the house just behind its rear corner at the end of a side drive. The house roof is a square pyramid with a chimney in each side slope. Members will note from the drawings below that the roof is depicted in the 'Existing' row as a gable roof without chimneys, but the recent photograph above right shows the original is still in place, with both chimneys.

The majority of the front garden is paved, and there is driveway parking beside the house. Parking for 3 vehicles is therefore possible, though the applicant states that there are only two spaces, which will be allocated on a first-come-first-served basis, and occupants will be informed of this. The garage is to be used for storage.

An application (23/01938/APP) to turn the house into a HMO (originally with 8 bedrooms, later amended to 7, and a communal kitchen/dining/sitting room) was approved on 13<sup>th</sup> October 2023. *[Clerk's note – Revision C of the floor plans for 23/01938/APP showed kitchenette facilities – sink & drainer, worktop and*

*two-burner cooker – for rooms 3, 4, 5 and 6; the Revision E amended plans (not consulted on) submitted on 11<sup>th</sup> October did not].*

An application to build an extension on the rear of the house to provide extra rooms for letting was withdrawn on 6<sup>th</sup> March 2024 (23/03907/APP). This would have made (with other internal reassignment of usage) a 13-bed HMO.

An application to vary condition 4 of 23/01938/APP was made last year (24/01365/VRC) to enable kitchenettes to be installed in every room; Members opposed it at the 20<sup>th</sup> May meeting, and it was refused on 25<sup>th</sup> June. The applicant appealed the decision, and the appeal was dismissed on 4<sup>th</sup> February 2025, the Planning Inspector noting that the kitchenettes had already been installed when he visited the premises, though they did not feature on the drawings submitted to him.

The officer's reasons for refusal were that the proposal would have created 7 self-contained units, and thus required a Change of Use from HMO to C3 dwelling, and resulted in cramped and substandard accommodation for the residents. Her report contains (¶ 6):

The Nationally Described Space Standards require each independent 1-bed 1-person self-contained dwelling unit to be a minimum of 37sqm (GIA).

This application proposes that five of the HMO rooms (Nos 3 – 7) will include exclusive-use kitchenettes. Two rooms ((Nos 1 & 2) will share the existing communal kitchen facility, which is just across the hallway, and also provides a communal dining and lounge area. The documents indicate that there is a utility room, but so far as I can tell, this amounts to a washing machine in the under-stair cupboard on the ground floor, unless there is more equipment in the communal kitchen. In addition, a shower-room has been added to Room 7, so that 5 of the 7 rooms are completely self-contained. The other two just have their own shower-rooms.

The officer's report also lists the room sizes as:

Unit 1- 15 sqm GIA	Unit 2- 14 sqm GIA	Unit 3- 17 sqm GIA	Unit 4- 13 sqm GIA
Unit 5- 13 sqm GIA	Unit 6- 16 sqm GIA	Unit 7- 19 sqm GIA	

As per the above table, none of the units will be capable of meeting the minimum national standards and will fall short by a significant margin, units would on the whole be less than 50% of the required area set by national standards.

(GIA = Gross Internal Area) These sizes are adequate for a HMO room with shared communal facilities, but the National Space Standard for a one-person apartment is a minimum of 37sqm. The HMO licence only permits 7 residents, and all the rooms are shown with a single bed only. The amount of parking space has already been declared inadequate, but excused by the town centre location and proximity of bus stops.

This application proposes that five of the HMO rooms (Nos 3 – 7) will include exclusive-use kitchenettes. Two rooms (Nos 1 & 2) will share the existing communal kitchen facility, which is just across the hallway, and includes a communal dining and lounge area. The documents indicate that there is a utility room, but so far as I can tell, this amounts to a washing machine in the under-stair cupboard on the ground floor, unless there is further equipment in the communal kitchen. In addition, a shower-room has been added to Room 7, so that 5 of the 7 rooms are completely self-contained. The other two have access to a communal kitchen/diner/living room. The Housing Act 2004 includes a 'standard test' which is met if two or more households in a HMO share one or more basic amenity, or lack one of the basic amenities (toilet/washing facilities/cooking facilities).

If these two rooms had kitchenettes as well, then it could no longer be a HMO and would become effectively a block of self-contained flats and subject to different legislation including National Space Standards for room sizes as noted above in the officer's report on the last application.

The 'Description of Development' is not accurate or entirely relevant:

- It refers to 8 self-contained flats, four on the ground floor and four on the first floor – there are seven bedrooms, and only five are self-contained (ie with all three private amenities);
- "There are several existing HMOs in the area that have been granted permission with individual kitchen facilities. However, by introducing shared kitchen and dining areas, this proposal aligns with HMO standards and supports a more efficient use of space. The revised layout



ensures compliance by providing shared facilities for at least two or more units, which meets the relevant housing and amenity standards set out for HMOs.”

The ‘similar approved applications in the vicinity’ quoted in support of having the kitchenettes lists the HMOs at -

- 25 Waine Close (which is no longer on Licensing’s list, but had no self-contained units) *listed twice*
- 35 Lace Lane (which is no longer on Licensing’s list, and only had communal kitchen & bathroom facilities)
- 30 Bierton Road, Aylesbury (Licensed, 7 bedrooms – 6 with en-suite washing facilities – none with kitchenettes)
- 66 Bicester Road, Aylesbury (Licensed, communal facilities only)
- 39 Bernardines Way (Licensed; all 7 bedrooms have a kitchenette, but only 6 have an en-suite shower-room; the 7<sup>th</sup> has one on the landing adjacent, and there is a communal lounge/dining room). This HMO is in the same ownership as the Chandos Road house.

The existing Condition 4 reads:

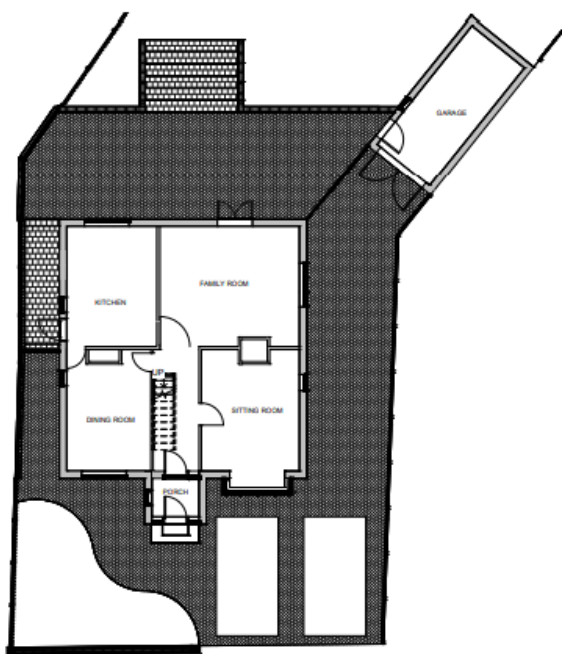
- 4 No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted.

Reason: To ensure the property is used as a House in Multiple Occupation and not self-contained units leading to amenity and parking issues in accordance with Policies BE3 and T6 of the Vale of Aylesbury Local Plan (Adopted September 2021), the provisions of the NPPF.

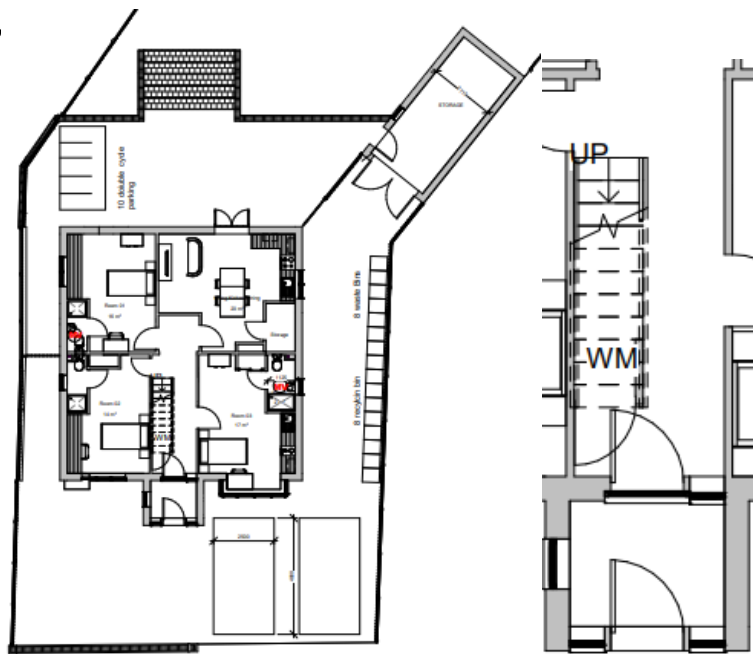
And the applicant wishes it changed to (¶ 9, Design & Access Statement):

No kitchen facilities including, kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted, with the exception of Room 3 ,4,5, 6 and 7 .

I have recaptioned the drawings below as ‘Original’ instead of ‘Pre-existing’ and the ‘Existing ‘ drawings are only so because the application is retrospective.

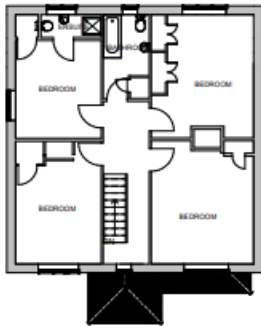


Original Ground floor



Current plan MV = ventilation unit

The putative under-stair utility room with a washing machine



Original First floor



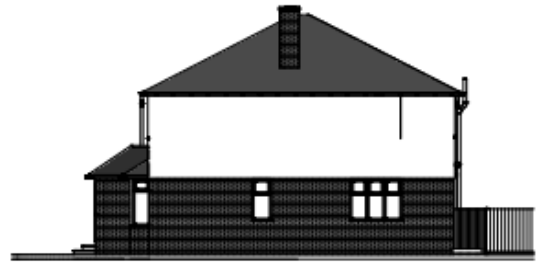
Current Plan



Original Front elevation



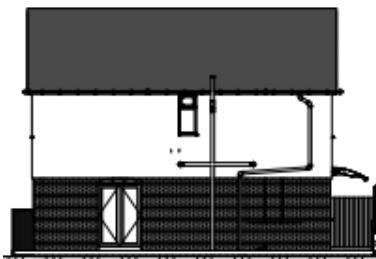
- rear elevation



&amp; South side elevation (facing №35)



'Existing' Front elevation



- rear elevation



&amp; South side elevation



Original North side (facing №37)

(scaled down to fit)



'Existing' North side

## Recent property history

1	23/01938/APP	Conversion of 4-bedroom house into 7 HMO units with shared facilities	Approved
2	23/03907/APP	Existing HMO extension to create an additional 5 rooms with shared facilities and utility/storage	Withdrawn
3	24/01365/VRC	Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities)	Refused
3a	24/00052/REF	Appeal against refusal	Appeal Dismissed
4	25/01537/VRC	Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities)	Pending Consideration



Works to trees, for information only, as circulated separately.

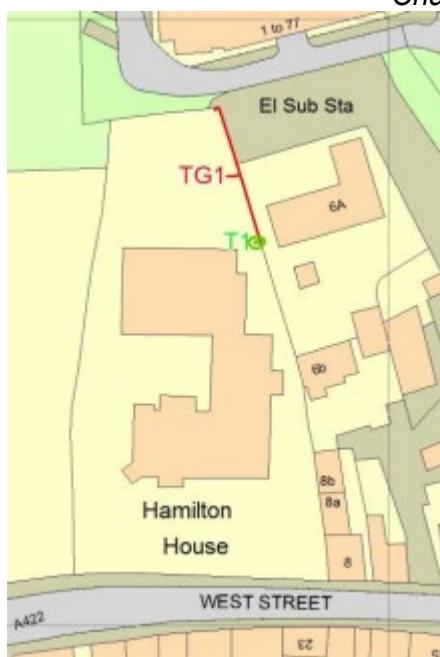
6. 25/01471/ATC

Trolley Hall, Castle Street MK18 1BP  
Crown reduce sycamore by 2-3m  
*Trody*



7. 25/01506/ATC

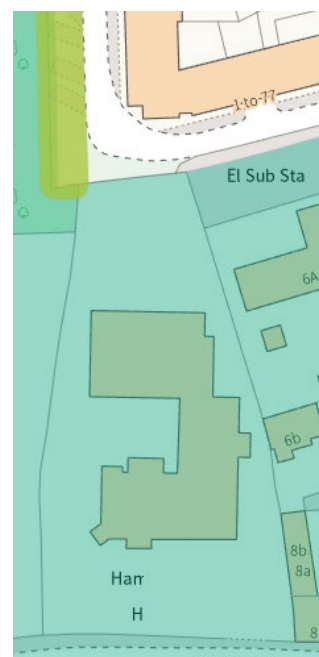
Hamilton House West Street MK18 1HL  
Section of Cypress trees, rear corner of building –  
T1 - Nearest split stem Cypress: Remove to near ground level This tree is within the line of trees (TG1), it's the split-stem Cypress on the end near the property.  
Reason for work: For safety due to possible failure in high winds.  
TG1 - Remaining group of trees: Reduce in height by approximately 60% (10-11m). Trim both sides hard back to compact form  
Reason for work: To get the trees back to manageable height and size to then be easier to maintain going forward. It will open up the area as well to allow more light through and the area will be tidy and not overgrown as it is now.  
Before Height - 18.5m After Height - 7.4m  
*Chadwick*



Location plan



Aerial view



Green shading = Conservation Area

8. 25/01548/ATP

Bin Store 7 - 16 Waglands Garden MK18 1EA

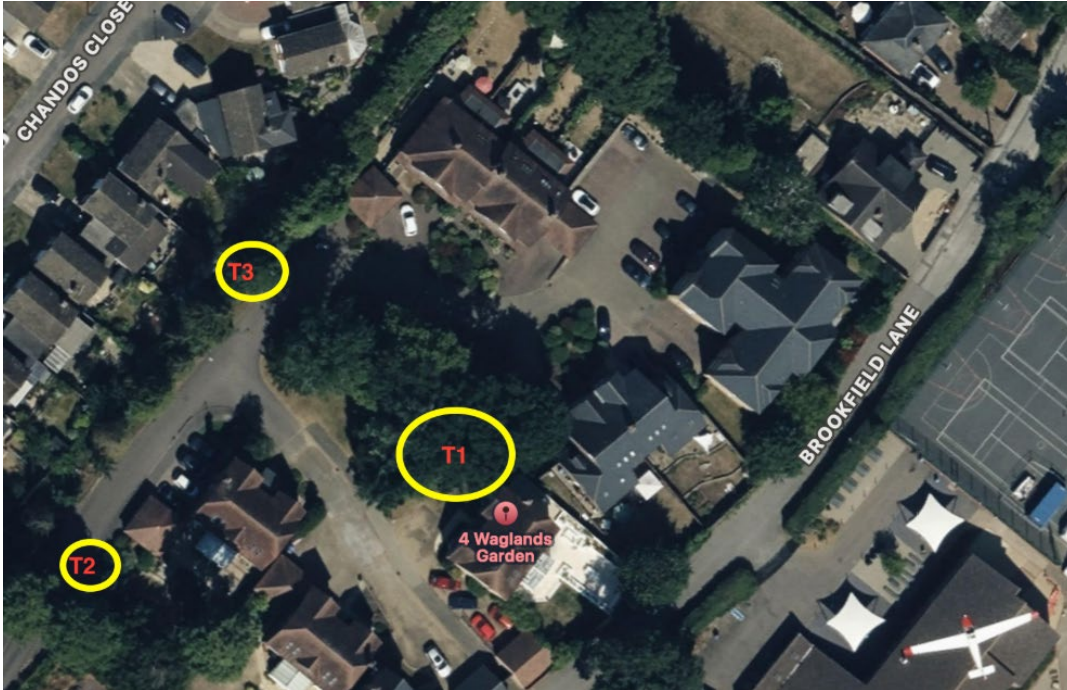
T1 - Oak tree - Prune the canopy away from 4 Waglands Garden by 2m. The canopy is close to the property and overbearing when in leaf.

T2 - Yew tree - Prune away from the highway by 1-1.5m. The canopy is overhanging the road.

T3 - Lawsons Cypress - Remove the leaning branch over the road. High winds have caused one branch to lean over the road, it needs to be removed.

All proposed work will be inline with BS3998.

*Prior*



Aerial view as submitted